

\$449,900 - 7271 Highway 3, Woods Harbour

MLS® #202302717

\$449,900

3 Bedroom, 1.50 Bathroom, 2,776 sqft
Residential on 0.15 Acres

G2, Woods Harbour, NS

3 Bedroom 2 Bath Oceanfront Home
Located on 1.6 acres in a small coastal community along the South Shore. Situated perfectly on a hill overlooking the Atlantic Ocean and many small islands with 328 feet of shoreline for you to enjoy. Built in 2000 this move in ready, solid home offers quality craftsmanship. Matching custom oak trim, solid oak doors, and oak cabinetry run throughout the home. This home was constructed taking advantage of the expansive ocean views. As you walk in there is a half bath located to your right with ceramic tile down the hall you will find the kitchen which is filled with natural light and has great functionality opening to the dining area both offering a beautiful view of the ocean. The dining room flows to the spacious living room. Three bedrooms and a full bathroom with laundry, and lots of storage are also on the main floor. The entire main level has just been professionally painted. Completing this home is hot water in-floor heat on both levels. On the bottom level you could create more living space, have a workshop, or store your prized cars or motorcycles. The choice is yours! Outside there is lots of room for parking on the expansive paved driveway. This meticulously landscaped property offers a generous yard with stone walls. The three bay 28X40 detached garage offers electric heat and its own electrical panel. There is a drilled well on the property and access to high-speed Internet. Are you looking for outdoor living?



Enjoy the sunset over the Atlantic Ocean each evening on your covered patio, kayak to nearby islands, or enjoy local white sand beaches, launch your boat at the local wharf and go explore the ocean, catch a few fish and bring them back for Dinner. Dinner.

Built in 2000

Essential Information

MLS® #	202302717
Price	\$449,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,776
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 12th, 2023

Community Information

Address	7271 Highway 3
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Woods Harbour
County	Shelburne
Province	NS
Postal Code	B0W 2B0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Triple, Wired, Parking Spaces(s), Paved

# of Garages	3
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Refrigerator
Heating	Baseboard, Hot Water, In Floor, Stove
Fireplace	Yes
Fireplaces	Fireplace(s)
Has Basement	Yes
Basement	Full

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Brick
Foundation	Concrete Perimeter

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Keller Williams Select Realty
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